

LACKEY

Most of the privately owned land in Lackey has been designated High-Density Residential in recognition of the existing development character. Public water and sewer serve the area. A ~~Limited General~~-Business designation has been located along a major portion of Route 238 in Lackey. This designation recognizes various existing neighborhood businesses and provides opportunities for additional commercial development of this nature. In addition, the General Business designation is intended to recognize potential for the wider range of business that might be attracted to the area because of the federal HUBZone designation that applies to Lackey (and all of Census Tract 505). Under appropriate circumstances, community commercial uses such as a shopping center could be appropriate.

The Low-Density Residential designation has been applied to a small area along Crawford Road near its intersection with Goosley Road in recognition of existing development. This area is surrounded by NPS property, and any further development should be of a low-density character because of severely restrictive soil conditions, absence of utilities, and limited accessibility. A portion of the privately-owned land area along Goosley Road has been designated Multi-Family Residential in recognition of the Kings Court subdivision, the Yorktown Square Apartments, and Rivermeade Apartments.

CENSUS TRACT 506	
Location:	Bounded on the north by the Camp Peary boundary and James City County, on the east by the York River, on the south by Old Williamsburg Road (Route 238), and on the west by Interstate 64, Queens Lake subdivision, Busch Industrial Park, Water Country USA, and the City of Newport News.
Existing Land Uses:	? U.S. Naval Weapons Station-Yorktown ? Cheatham Annex ? Camp Peary ? Former Cheatham Annex Fuel Depot Facility
Road/Access Conditions:	? Excellent access to I-64, with interchanges at Camp Peary, Route 199, and Lee Hall; Route 238, the Colonial Parkway, and Route 143 in Newport News (Jefferson Avenue) provide additional access to the Naval Weapons Station

Land Use Designation:

Census Tract 506 consists almost entirely of Federally owned property and therefore is not subject to local land use regulation. Accordingly, the entire area is designated Military. Although no land in this Tract is currently available for private development, there is no guarantee that this will always be the case. Military installations in the County have survived the Base Realignment and Closure (BRAC) process, but as the Armed Forces continue to cut back, there are likely to be further base closings in the future.

The only non-Federal property in this census tract the former Cheatham Annex Fuel Depot Facility, which is owned by the Commonwealth of Virginia and is comprised of approximately 460 acres, approximately 200 of which are contaminated with hydrocarbons that leaked from the fuel storage tanks. The property has been evaluated and is under a remediation plan approved by the Environmental Protection Agency. All dangerous contaminants have been removed and all of the tanks have been pumped dry. The only remaining contamination is in the soil and does not pose a human health risk. The Industrial Development Authority is exploring a private/public partnership that would allow recreational use of this portion of the property.

The uncontaminated portion of the property (260 acres) has been declared surplus by the State and is being marketed by the IDA, which has executed a contract of purchase and sale with the State and has had a development study prepared for this tract. The property contains 90-100 developable acres that are well suited for commercial development. The proximity of Water Country USA, the Kings Creek Plantation timeshare resort, and the I-64 interchange enhance the marketability of this property for tourist-oriented commercial use. Accordingly, it is designated Economic Opportunity.